072.0	0003	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	723,900 / 723,900
					USE VALUE:	723,900 / 723,900
					ASSESSED:	723,900 / 723,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
33		RIDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NORTHEAST PROPERTIES & DEV LLC
Owner 2:	
Owner 3:	
Street 1:	294 HARVARD ST
Street 2:	
Twn/City:	MEDFORD
St/Prov:	MA Cntry: Own Occ: N
Postal:	02155 Type:

PREVIOUS OWNER

Owner 1:	FOGARTY ANNE M/TRUSTEE -
Owner 2:	ANNE M FOGERTY REVOCABLE TR -
Street 1:	365 BOSTON POST RD STE 273
Twn/City:	SUDBURY
St/Prov:	MA Cntry:
Postal:	01776

NARRATIVE DESCRIPTION

This parcel contains 9,740 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1941, having primarily Aluminum Exterior and 1286 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9740.000	225,400		498,500	723,900
Total Card	0.224	225,400		498,500	723,900
Total Parcel	0.224	225,400		498,500	723,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 563.13 | /Parcel: 563.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 45640
GIS Ref:
GIS Ref:
Insp Date: 10/10/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 072.0-0003-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	225,600	0	9,740.	498,500	724,100	724,100	Year End Roll	12/18/2019
2019	101	FV	187,300	0	9,740.	462,900	650,200	650,200	Year End Roll	1/3/2019
2018	101	FV	187,300	0	9,740.	462,900	650,200	650,200	Year End Roll	12/20/2017
2017	101	FV	187,300	0	9,740.	406,000	593,300	593,300	Year End Roll	1/3/2017
2016	101	FV	187,300	0	9,740.	370,300	557,600	557,600	Year End	1/4/2016
2015	101	FV	176,200	0	9,740.	327,600	503,800	503,800	Year End Roll	12/11/2014
2014	101	FV	176,200	0	9,740.	309,800	486,000	486,000	Year End Roll	12/16/2013
2013	101	FV	176,200	0	9,740.	294,900	471,100	471,100		12/13/2012

!6082!

PRINT

Date	Time
12/10/20	20:53:40

LAST REV

Date	Time
07/29/20	12:49:35

apro

USER DEFINED

Prior Id # 1:	45640
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 6082

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FOGARTY ANNE M/	73690-322	1	11/21/2019	Change>Sale	650,000	No	No		
MERCURIO PASQUA	66741-248		1/29/2016	Estate/Div		No	No		
MERCURIO SALVAT	34186-98		11/10/2001	Family		No	No		Pasqualina Mercurio D.O.D 11/10/2014 BK 66428
	10280-538		6/3/1963			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
4/9/2020	SQ Returned	JO	Jenny O
1/23/2020	SQ Mailed	JO	Jenny O
10/10/2018	MEAS&NOTICE	BS	Barbara S
12/10/2008	Meas/Inspect	345	PATRIOT
11/5/1999	Inspected	267	PATRIOT
11/3/1999	Mailer Sent		
10/13/1999	Measured	256	PATRIOT
7/29/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9740		Sq. Ft.	Site		0	70.	0.73	12									498,539						498,500	

Total AC/HA: 0.22360 | Total SF/SM: 9740 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 498,539 | Spl Credit | Total: 498,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1941	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.34721112
Const Adj.:	0.98000199
Adj $ / SQ:	138.628
Other Features:	82500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	326739
Depreciation:	101289
Depreciated Total:	225450

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6			BRs: 3				Baths: 2		HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

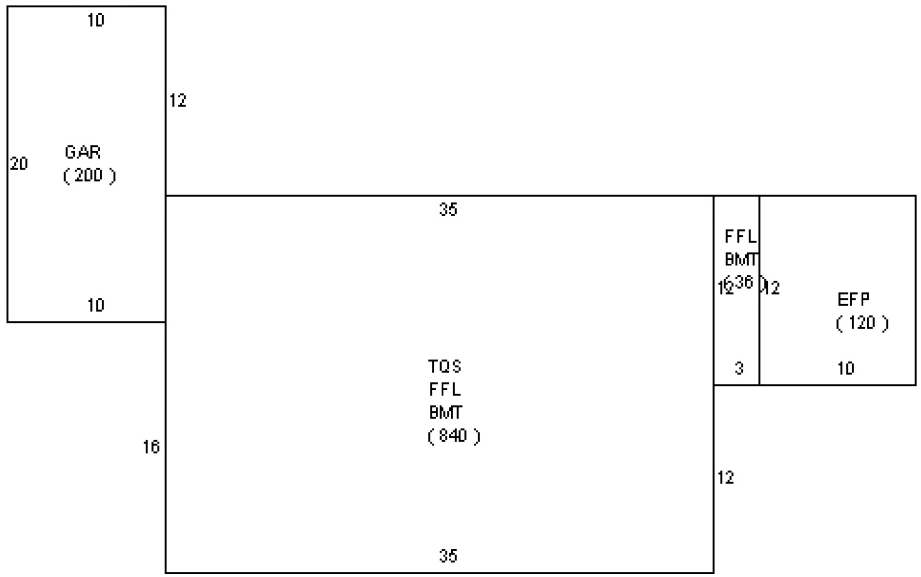
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	138.63
Special Features:	0	Val/Su Net:	83.42
Final Total:	225400	Val/Su SzAd	149.67

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	876	41.590	36,432
FFL	First Floor	876	138.630	121,438
TQS	3/4 Story	630	119.220	75,109
GAR	Garage	200	26.950	5,390
EFP	Enclos Porch	120	48.910	5,870
	Net Sketched Area:	2,702	Total:	244,239
Size Ad	1506	Gross Are	2912	FinArea 1286

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
TQS	100	UNF	35	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 072.0-0003-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: